

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
October 20, 2009**

1. The Zoning Commission of the City of San Antonio met in the 1st Floor, Board Room of the Cliff Morton Development and Business Services Center at 1901 S. Alamo.

1:00 PM – Public Hearing

2. Roll Call.

PRESENT: Gadberry, McFarland, Valadez, Kelley, Christian, Hawkins, Myers,
Wright, Martinez, Tiller

ABSENT: Gray

3. Approval of October 6, 2009 Zoning Commission Minutes.

COMBINED HEARING:

4. **ZONING CASE NUMBER Z2009160 S (Council District 6):** A request for a change in zoning from “R-6” Residential Single-Family District to “R-6 S” Residential Single-Family District with a Specific Use Authorization to allow a Wireless Communication System on 0.1879 of an acre out of NCB 17640 save and except 0.0266 of an acre out of NCB 17640, 5100 Block of Rogers Road. Staff recommends approval.

Staff stated there were 7 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Mountain View Acres Neighborhood Coalition.

COMMISSION ACTION

The motion was made by Commissioner Wright and seconded by Commissioner Hawkins to recommend approval.

AYES: Gadberry, McFarland, Valadez, Kelley, Christian, Hawkins, Myers, Wright,
Martinez, Tiller

NAY: None

THE MOTION CARRIED

5. **ZONING CASE NUMBER Z2009161 (Council District 2):** A request for a change in zoning from “HS I1” Historic Significant General Industrial District to “HS C-2” Historic Significant Commercial District on Lot 1, Block 1, NCB 1360, 734 North New Braunfels Avenue and from “HS I-1” Historic Significant General Industrial District to “HS R-5” Historic Significant Residential Single-Family District on Lot 2, Block 1, NCB 1360, 1502 Burnet Street. Staff recommends approval.

Staff stated there were 48 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Harvard Place-Eastlawn Neighborhood Association; Dignowity Hill Neighborhood Association. Staff mailed 24 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Wright and seconded by Commissioner Hawkins to recommend approval.

AYES: Gadberry, McFarland, Valadez, Kelley, Christian, Hawkins, Myers, Wright, Martinez, Tiller

NAY: None

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2009162 HS (Council District 1): A request for a change in zoning from "C-3NA NCD-5" General Commercial Nonalcoholic Sales Beacon Hill Area Neighborhood Conservation District to "HS C-3NA NCD-5" Historic Significant General Commercial Nonalcoholic Sales Beacon Hill Area Neighborhood Conservation District on the east 24 feet of Lot 2 and the west 41.7 feet of Lot 3, Block 1, NCB 3030, 1241 West French Place. Staff recommends approval.

Staff stated there were 21 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and Beacon Hill Neighborhood Association is in favor. Staff mailed 16 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Wright and seconded by Commissioner Hawkins to recommend approval.

AYES: Gadberry, McFarland, Valadez, Kelley, Christian, Hawkins, Myers, Wright, Martinez, Tiller

NAY: None

THE MOTION CARRIED

7. ZONING CASE NUMBER Z2009163 HS (Council District 1): A request for a change in zoning from "C-3NA NCD-5" General Commercial Nonalcoholic Sales Beacon Hill Area Neighborhood Conservation District and "O-2 NCD-5" High-Rise Office Beacon Hill Area Neighborhood Conservation District to "HS C-3NA NCD-5" Historic Significant General Commercial Nonalcoholic Sales Beacon Hill Area Neighborhood Conservation District and "HS O-2 NCD-5" Historic Significant High-Rise Office Beacon Hill Area Neighborhood Conservation District on Lots 24, 25 and 26, Block 2, NCB 3031, 700 Block of Fredericksburg Road. Staff recommends approval.

Staff stated there were 39 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and Beacon Hill Neighborhood Association is in favor. Staff mailed 16 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Wright and seconded by Commissioner Hawkins to recommend approval.

AYES: Gadberry, McFarland, Valadez, Kelley, Christian, Hawkins, Myers, Wright, Martinez, Tiller

NAY: None

THE MOTION CARRIED

8. ZONING CASE NUMBER Z2009164 HS (Council District 2): A request for a change in zoning from "RM-4" Residential Mixed District to "HS RM-4" Historic Significant Residential Mixed District on Lot 9, Block 115, NCB 1408, 834 Iowa Street. Staff recommends approval.

Staff stated there were 37 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and Denver Heights Neighborhood Association is in favor. Staff mailed 25 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Wright and seconded by Commissioner Hawkins to recommend approval.

AYES: Gadberry, McFarland, Valadez, Kelley, Christian, Hawkins, Myers, Wright, Martinez, Tiller

NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

9. ZONING CASE NUMBER Z2009154 ERZD (Council District 8, 9 and 10): A request for a change in zoning from multiple zoning districts to multiple zoning districts, to add the Military Lighting Overlay District (MLOD) on all properties between three (3) to five (5) miles of the exterior border of the Camp Bullis Training Site and within the City of San Antonio municipal boundary. Staff recommends approval.

Rudy Nino, Senior Planner, presented item.

Staff stated there were 25,537 notices mailed to the subject property owners, 1,479 notices to the properties within 200 feet, 129 returned in opposition and 63 returned in favor. Staff stated there were 67 neighborhood associations and no response from the neighborhood associations.

COMMISSION ACTION

The motion was made by Commissioner Wright and seconded by Commissioner Myers to recommend approval.

AYES: Gadberry, McFarland, Valadez, Kelley, Christian, Myers, Wright, Tiller

NAY: None

ABSTAIN: Hawkins

THE MOTION CARRIED

10. **ZONING CASE NUMBER Z2009124 CD S (B) (Council District 1):** A request for a change in zoning from "I-1" General Industrial District, "C-3 S" General Commercial District with a Specific Use Authorization for a Wireless Communication System, "C-3NA" General Commercial, Nonalcoholic Sales District, "C-2" Commercial District, "RM-4" Residential Mixed District, "R-4" Residential Single-Family District to "C-2 CD" Commercial District with a Conditional Use for an Office Warehouse, "C-2 CD" Commercial District with a Conditional Use for Sign Manufacture, "C-2P S" Commercial Pedestrian District with a Specific Use Authorization for Wireless Communication System, "C-1 CD" Light Commercial District with a Conditional Use for an Auto and Light Truck Repair Facility, "RM-4" Residential Mixed District, "R-6" Residential Single-Family District on Lot 5 and the east 12.5 feet of Lot 4, Block 174, NCB 9083; Lot 16 and the east 12.5 feet of Lot 17, Block 174, NCB 9083; Lot 5 and the east 12.5 feet of Lot 4, Block 185, NCB 9086; Lot 16 and the east 12.5 feet of Lot 17, Block 185, NCB 9086; Lot 25, NCB 11684; Lot 8, NCB 11690; Lot 14, NCB 11690; Lots 19 and 20, Block 198, NCB 9656; Lot 6, Block 10, NCB 10382, Multiple addresses along Mardell Street, Alhambra, El Monte Boulevard, and West Avenue. Staff recommends approval.

Jacob Floyd, Planner, presented item

The following citizen(s) appeared to speak:

Patrick Christensen, representing several property owners, spoke in support.

Staff stated there were 197 notices mailed out to the surrounding property owners, 4 returned in opposition and 9 in favor and no response from Northwest Los Angeles Heights and Dellview Area Neighborhood Association are in favor and no response from North Central Neighborhood Association. Staff mailed 31 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Kelley and seconded by Commissioner Wright to recommend approval.

AYES: Gadberry, McFarland, Valadez, Kelley, Christian, Hawkins, Myers, Wright, Martinez, Tiller, Gray

NAY: None

THE MOTION CARRIED

11. ZONING CASE NUMBER Z2009140 (Council District 5): A request for a change in zoning from "R-4" Residential Single-Family District to "C-2" Commercial District on Lot 5, Block 69, NCB 3667, 323 Northwest 24th Street. Staff recommends denial of "C-2" with an alternate recommendation of "O-1".

Kurt Gerb, representative, stated they are purposing a medical office on the subject property. He stated they are in agreement with staff recommendation of "O-1"

Staff stated there were 23 notices mailed out to the surrounding property owners, 3 returned in opposition and 1 in favor and Prospect Hill Neighborhood Association is opposition of the "C-2" but in support of "O-1".

COMMISSION ACTION

The motion was made by Commissioner Valadez and seconded by Commissioner Martinez to recommend approval of "O-1".

AYES: Gadberry, McFarland, Valadez, Kelley, Christian, Hawkins, Myers, Wright, Martinez, Tiller

NAY: None

THE MOTION CARRIED

12. ZONING CASE NUMBER Z2009155 CD (Council District 7): A request for a change in zoning from "C-2P" Commercial Pedestrian District to "C-2P CD" Commercial Pedestrian District with a Conditional Use for Motor Vehicle Sales on Lot 178 and east 20 feet of Lot 177, Block H, NCB 8360, 1158 Bandera Road. Staff recommends denial.

Applicant/Representative not present.

Staff stated there were 19 notices mailed out to the surrounding property owners, 2 returned in opposition and 2 in favor and Donaldson Terrace Neighborhood Association is in favor and no response from University Park Neighborhood Association. Staff mailed 32 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Christian and seconded by Commissioner Martinez to recommend approval with staff conditions:

1. No storage of junk vehicles shall be allowed.

2. Vehicles must be in running condition on-site at any given time for storage or sale.
3. Vehicles must be currently licensed.

AYES: Gadberry, McFarland, Valadez, Kelley, Christian, Hawkins, Myers, Wright, Martinez, Tiller

NAY: None

THE MOTION CARRIED

13. ZONING CASE NUMBER Z2009165 HS (Council District 7): A request for a change in zoning from "C-2" Commercial District to "HS C-2" Historic Significant Commercial District on the northeast 522 feet of Lot 6, NCB 8349, 3031 West Woodlawn. Staff recommends approval.

Leslie Zavala, Senior Planner, presented item.

Shanon Peterson-Wasielewski, Historic Preservation Officer, briefed commission on this case.

The following citizen(s) appeared to speak:

Phil Benson, representing the Children's Shelter Foundation, stated they are neither for nor against however they are concerned with the structure not being secured. He stated this structure poses a threat to the children's safety. He also expressed concerns with the building not being occupied should historic designation be granted.

Pastor Tova Taylor, stated she has been in contact with the owner of the property and is in the process of purchasing the property.

Staff stated there were 10 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 in favor and no response from Donaldson Terrace Neighborhood Association and Woodlawn Lake Community Association is in favor. Staff mailed 33 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Christian and seconded by Commissioner Martinez to recommend approval.

AYES: Gadberry, McFarland, Valadez, Kelley, Christian, Hawkins, Myers, Wright, Martinez, Tiller

NAY: None

THE MOTION CARRIED

14. ZONING CASE NUMBER Z2009166 S (Council District 1): A request for a change in zoning from "RM-4" Residential Mixed District to "C-3 S" General Commercial District with a Specific Use Authorization for a Contractor's Facility on 1.113 acres out of NCB 8559 and NCB 8560, 2518 Belknap Street. Staff recommends denial.

Scott Dye, representative, stated he has meet with the neighborhood association and would like to request a continuance to address their concerns.

The following citizen(s) appeared to speak:

Betty Eckhert, spoke in opposition. She stated they have met with Mr. Dye however; there are still concerns that need to be addressed.

Jose Cuellar, Jr., spoke in opposition. He expressed concerns with the "C-3" zoning designation allowing alcohol sales establishment.

Staff stated there were 46 notices mailed out to the surrounding property owners, 2 returned in opposition and 9 in favor and no response from Edison Neighborhood Association. Staff mailed 62 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Kelley and seconded by Commissioner Wright to recommend a continuance until November 3, 2009.

AYES: Gadberry, McFarland, Valadez, Kelley, Christian, Hawkins, Myers, Wright,
Martinez, Tiller

NAY: None

THE MOTION CARRIED

15. Briefing on proposed revisions to the Neighborhood Planning Policy.

Nina Nixon-Mendez, Planning Manager, briefed commissioners on item.

16. Briefing on a proposed amendment to the Unified Development Code regarding maximum building heights within 100 feet of single-family uses

Andrew Spurgin, Planning Manger, briefed commissioners on item.

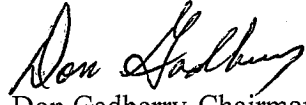
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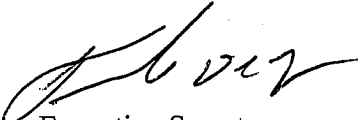
17. ADJOURNMENT.

There being no further business, the meeting was adjourned at 2:27 p.m.

APPROVED:


Don Gadberry, Chairman

ATTEST:


Executive Secretary